

Customer ID 67 **Name** Douglas Black (67)

Representation ID 111 **Stated Position** **Objection**

Category other

Value Greenbelt, Letrualt Farm, Rhu, G84 8NL
Argyll and Bute Proposed Local Development Plan 2
Map Number 59
Rhu
Map of area is attached

Location

Comment

I wish to strongly object to the proposed greenbelt boundary at Letrualt Farm, Rhu North.

In my view, the proposed greenbelt boundary around Letrualt Farm does not meet the objectives of Greenbelt outlined in Scottish Planning Policy and importantly does not align to the Council's own independent expert Landscape Expert who was commissioned to review the greenbelt in 2010.

My family have owned Letrualt Farm since 1972 and are currently seeking to invest, regenerate and repopulate the farm as new generation wish to move back to the farm. My mother is 64 and wishes to downsize within the farm steading whilst 3 adult sons wish to move back to the farm with their young families.

I understand it is one of the overarching aims of Argyll and Bute Council to grow the population – by including my farms teading in the greenbelt the Council are limiting our family's ability to pass the farm down to future generations and keeping 3 local families from relocating to the area. Affordable homes have not been built in Rhu for decades.

The proposed greenbelt boundary is only 30 yards from my farmstead. It cuts right across my front garden on a weak and largely undefined boundary. When standing at this proposed boundary and looking into the proposed greenbelt all you will see or experience is my farmhouse, array of sheds and outbuildings – it will not look or feel like greenbelt. It will cause no harm to land use, landscape impact or visual impact by including my farmstead in the settlement area. This is a largely private area and public views and access are largely restricted.

Modification Proposed

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This is not only my view but also the opinion of Ironside Farrar who independently assessed the greenbelt boundary for the Council in 2010. I understand this is the last time a landscape architect has reviewed the boundary. The site was RN02 and they concluded that:-

'RN02—The weakest boundaries are immediately to the south of Letrualt Farm which are not clearly defined as they do not tie in with existing features. We recommend moving the green belt boundary to follow the track and change in slope, to the rear of the farm buildings

www.argyll-bute.gov.uk/moderngov/mgConvert2PDF.aspx?ID=48060 – Page 81

Moving the greenbelt boundary to the rear of Letrualt Farm as suggested by your commissioned Landscape Architect would achieve the following objectives:-

- Create a strong and sustainable greenbelt boundary based on longstanding landscape features (ie not cross my garden or unclear locations) – this would be a longterm and clearly defined boundary;
- Round off the settlement area and create undeveloped greenbelt looking north – improving scenic quality of greenbelt compared to proposed boundary;
- Support farm regeneration – allowing next generation of family to move back to farm, supporting population growth;
- Allowing the farmstead to be removed from greenbelt and regenerated will complement and enhance whole landscape as the sons would help improve farm and landscape management in the area.

Attachments See Attachment(s)

Representation ID 136 **Stated Position** **Objection**

Category other

Value Greenbelt, Letrualt Farm, Rhu, G84 8NL
Argyll and Bute Proposed Local Development Plan 2
Map Number 59
Rhu
Map of area is attached

Location

Comment

Argyll and Bute Proposed Local Development Plan 2
Map Number 59

Customer ID 67 **Name** Douglas Black (67)

Rhu

The green belt line looks like it cuts through the middle of my two front fields and as the Argyll and Bute Council Green Belt Landscape Study suggests this line is undefined and is hard to tell exactly where the line runs.

There was an independent study done back in February 2010 by
Ironsides Farrar
111 McDonald Road
Edinburgh
EH7 4NW

There was a recommendation made that,
"The weakest boundaries are immediately to the south of Letrualt Farm which are not clearly defined as they do not tie in with existing features. We recommend moving the green belt boundary to follow the track and change in slope, to the rear of the farm buildings"
See pages 80 - 82 of the Green belt landscape study.

Modification Proposed

I would like to recommend that the green belt line be moved to the rear of the farm steading to create a more defensible boundary, (as is stated in the Argyll and Bute Council Green Belt Landscape Study). Once it is removed from green belt it should be made a settlement zone as we would like to improve the area and help promote a successful and prosperous Argyll and Bute.

I feel that the land could be better used as housing for my family and we would all hopefully live there for the rest of our lives.

At the moment the land isn't being used for anything so it's going to waste, it is all becoming overgrown and unsightly.

I would like to build a house for my myself and my family in the near future and am also planning to start a small farming business at the farm along with my younger brother. My younger brother wants to take on the original farmhouse and As my mother is getting older she feels it would be beneficial to build herself a bungalow to save going up and down stairs.

Attachments See Attachment(s)

Representation ID 398 **Stated Position** **Objection**

Customer ID 67 **Name** Douglas Black (67)

Category other

Value Greenbelt, Letrualt Farm, Rhu, G84 8NL
Argyll and Bute Proposed Local Development Plan 2
Map Number 59
Rhu North

Location

Comment

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My family have owned Letrualt Farm since 1972 and are currently seeking to invest, regenerate and repopulate the farm as new generation wish to move back to the farm. My mother is 64 and wishes to downsize within the farm steading whilst 2 adult sons wish to move back to the farm with their young families.

I understand it is one of the overarching aims of Argyll and Bute Council to grow the population – by including my farm steading in the greenbelt the Council are limiting our family's ability to pass the farm down to future generations and keeping 2 local families from relocating to the area. Affordable homes have not been built in Rhu for decades.

The proposed greenbelt boundary is only 30 yards from my farmstead. It cuts right across the front garden on a weak and largely undefined boundary. When standing at this proposed boundary and looking into the proposed greenbelt all you will see or experience is my farmhouse, array of sheds and outbuildings – it will not look or feel like greenbelt. It will cause no harm to land use, landscape impact or visual impact by including my farmstead in the settlement area. This is a largely private area and public views and access are largely restricted.

Modification Proposed

I would recommend that the greenbelt line be moved to the rear of the farmhouse to follow the farm track, this would be a more natural line and would make the boundary more defensible.

This is not only my view but also the opinion of Ironside Farrar who independently assessed the greenbelt boundary for the Council in 2010. I understand this is the

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last time a landscape architect has reviewed the boundary. The site was RN02 and they concluded that:-

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- Create a strong and sustainable greenbelt boundary based on longstanding landscape features (ie not cross my garden or unclear locations) – this would be a long term and clearly defined boundary;
- Round off the settlement area and create undeveloped greenbelt looking north – improving scenic quality of greenbelt compared to proposed boundary;
- Support farm regeneration – allowing next generation of family to move back to farm, supporting population growth;
- Allowing the farmstead to be removed from greenbelt and regenerated will complement and enhance whole landscape as the sons would help improve farm and landscape management in the area.

Attachments See Attachment(s)

Representation ID 399 **Stated Position** **Objection**

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The proposed greenbelt boundary is only 30 yards from my farmstead. It cuts right across my front garden on a weak and largely undefined boundary. When standing at this proposed boundary and looking into the proposed greenbelt all you will see or experience is my farmhouse, array of sheds and outbuildings – it will not look or feel like greenbelt. It will cause no harm to land use, landscape impact or visual impact by including my farmstead in the settlement area. This is a largely private area and public views and access are largely restricted.

Modification Proposed

I would make the recommendation that the boundary line be moved to the rear of the farmhouse and buildings. there is a farm track that runs along the back and this would be a much more natural line in the landscape.

This is not only my view but also the opinion of Ironside Farrar who independently assessed the greenbelt boundary for the Council in 2010. I understand this is the last time a landscape architect has reviewed the boundary. The site was RN02 and they concluded that:-

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- Allowing the farmstead to be removed from greenbelt and regenerated will complement and enhance whole landscape as the sons would help improve farm and landscape management in the area.

Attachments See Attachment(s)

Representation ID 449 **Stated Position** **Objection**

Category other

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Argyll and Bute Proposed Local Development Plan 2
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